

Extractive Resources Overlay

What is an overlay?

Overlay mapping and overlay codes within planning schemes identify specific matters that must be considered when undertaking development (e.g. flooding, building height limits, heritage sites). Overlays must be considered alongside other relevant provisions (e.g. zone codes, use codes). Some overlays can change the level of assessment for development and require a planning application.

What is an extractive resource?

Extractive resources are natural deposits of sand, gravel, quarry rock, clay and soil extracted and processed for use in construction.

Why identify and protect extractive resource areas?

Extractive resources are a finite resource and are essential for the delivery of vital community infrastructure. It is important that the planning scheme identifies and protects known extractive resource areas. The State Planning Policy also requires Council to identify and protect key resource areas.

What is the Extractive Resources Overlay?

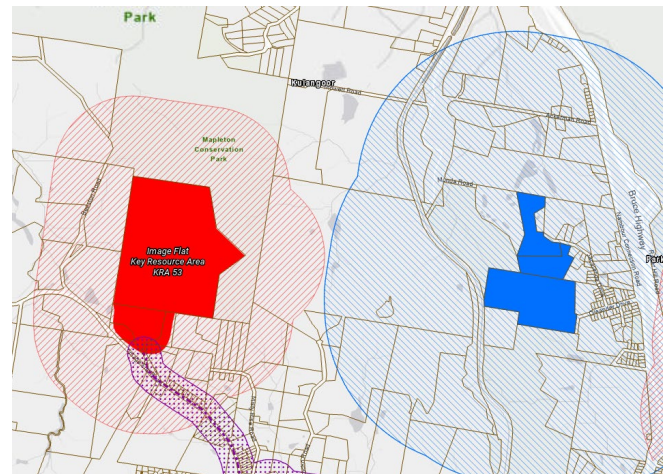
The proposed Extractive Resources Overlay identifies both 'key resource areas' and 'local resource areas' and aims to protect these areas from incompatible development. 'Key Resource Areas' (KRAs) are areas that contains extractive resources of State or regional significance, as shown on the

[State Planning Policy Interactive Mapping System](#).

'Local resource areas' are locally significant extractive resource areas. The proposed Extractive Resources Overlay mapping identifies both existing and future extractive resource areas.

The Extractive Resources Overlay identifies the following elements:

- Resource/processing area
- Separation area
- Transport route
- Transport route separation area.



Excerpt of Extractive Industry Overlay Map from Nambour area - Key Resource Areas (red), Local Resource Areas (blue), and Transport Routes (purple)

It is important to note that the identification of an extractive resource area in the overlay does not, in any way, authorise the extraction of the resource or provide a right to establish or operate an extractive industry. Identification simply indicates the importance of protecting the resource for potential future extraction and the importance of robust development assessment processes relating to any extractive industry proposal.

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The Extractive Resources Overlay Code contains provisions to ensure land within and in the vicinity of extractive resources is used in a way that ensures these resources are protected and available for future use, while also managing impacts on sensitive land uses located close to the extractive resource area and associated transport (haulage) routes.

Consistent with the current planning scheme, development for an 'extractive industry' use, which involves extracting or processing of extractive resources and any related activity (e.g. transporting the resources to market), is proposed to require assessment against the Extractive Resources Overlay Code and the Extractive Industry Code, as well as other relevant codes. Development for 'extractive industry' on privately owned land is proposed to require a development application to be submitted to Council for approval and is subject to impact assessment (including public notification) under the proposed planning scheme.

Other development (e.g. a new use or an increase in the scale and intensity of an existing use) located within an area mapped on the Extractive Resources Overlay, may also trigger assessment against the Extractive Resources Overlay Code.



This is mainly to ensure that sensitive land uses are not intensified in areas that may be subject to existing or future amenity impacts from extractive resource operations.

What is the Extractive Industry Code?

The Extractive Industry Code contains specific provisions for the assessment of an 'extractive industry' proposal. It includes provisions relating to need, site planning, vehicle access and manoeuvring, separation distances and protection of amenity, water quality, management of blasting and other operations, public safety and site rehabilitation.



What are the key changes between the existing and proposed planning scheme?

The extractive resource areas identified on the **Extractive Resources Overlay** mapping have been updated to:

- Include the Eudlo Creek Key Resource Area - KRA 162 to be consistent with the State Planning Policy
- Remove the following local resource areas:
 - 110 Sippy Creek Road and 23 Parkyn Road, Tanawha

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- 1286 Steve Irwin Way, Beerwah
- where overlapping with a 'key resource area' or to better align with the future intent of the land.

Extractive industry in the Rural Zone is proposed to change from a 'consistent use' to a 'potentially consistent use'.

The level of assessment for extractive industry in the Rural Zone is proposed to be standardised to impact assessment.

No change is proposed to the level of assessment for extractive industry uses in the Community Facilities Zone, where located on Council owned and controlled land.



How can I find out more?

- Go to the following parts of the [proposed planning scheme](#)
 - Extractive Resources Overlay Code
 - Extractive Industry Use Code
 - Find out the zoning and overlay mapping that is proposed for your property
- Contact Council's planning scheme team:
 - Email: newplanningscheme@sunshinecoast.qld.gov.au
 - Phone: 07 5409 0570

To explore the proposed planning scheme or make a submission, scan the QR code or visit:

<https://haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme>



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